145.0	0003	0001.0	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	778,200	/	778,200
USE VALUE:	778,200	/	778,200
ASSESSED:	778,200	/	778,200

PROPERTY LOCATION

No	Alt No	Direction/Street/City
185		SPRING ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	CRILLEY HAYDEN D
Owner 2:	
Owner 3:	
Street 1:	185 SPRING ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 9,320 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1939, having primarily Wood Shingle Exterior and 2106 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	9320.000	218,500		559,700	778,200
Total Card	0.214	218,500		559,700	778,200
Total Parcel	0.214	218,500		559,700	778,200

Source: Market Adj Cost | Total Value per SQ unit /Card: 369.52 | /Parcel: 369.5

Legal Description

User Acct	GIS Ref	GIS Ref	Insp Date
94953			10/19/17

Entered Lot Size
Total Land:
Land Unit Type:

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 145.0-0003-0001.0

!11324!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	218,600	0	9,320.	559,700	778,300	778,300	Year End Roll	12/18/2019
2019	101	FV	183,500	0	9,320.	524,700	708,200	708,200	Year End Roll	1/3/2019
2018	101	FV	183,500	0	9,320.	433,800	617,300	617,300	Year End Roll	12/20/2017
2017	101	FV	218,400	0	9,320.	398,800	617,200	617,200	Year End Roll	1/3/2017
2016	101	FV	218,400	0	9,320.	363,800	582,200	582,200	Year End	1/4/2016
2015	101	FV	205,300	0	9,320.	356,800	562,100	562,100	Year End Roll	12/11/2014
2014	101	FV	205,300	0	9,320.	331,600	536,900	536,900	Year End Roll	12/16/2013
2013	101	FV	205,300	0	9,320.	315,500	520,800	520,800		12/13/2012

PRINT

Date	Time
12/11/20	01:30:27

LAST REV

Date	Time
10/23/17	12:19:03

apro

USER DEFINED

Prior Id # 1:	94953
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 11324

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
STERNS MAURICE	22548-72		10/28/1992		215,000	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
11/18/2016	1429	New Wind	16,944	C				
10/30/2006	939	Re-Roof	15,000			G8	GR FY08	REMOVE/REPL ROTTED

ACTIVITY INFORMATION

Date	Result	By	Name
10/19/2017	Inspected	PH	Patrick H
9/30/2017	MEAS&NOTICE	HS	Hanne S
2/4/2009	Measured	372	PATRIOT
12/1/1999	Mailer Sent		
11/17/1999	Measured	263	PATRIOT
1/1/1982		CS	

Sign: VERIFICATION OF VISIT NOT DATA ___/___/___

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		9320		Sq. Ft.	Site		0	80.	0.75	9									559,677						559,700	

Total AC/HA:	0.21396	Total SF/SM:	9320	Parcel LUC:	101	One Family	Prime NB Desc:	Brackett	Total:	559,677	Spl Credit		Total:	559,700

EXTERIOR INFORMATION

Type:	5 - Cape
Sty Ht:	1T - 1 & 3/4 Sty
(Liv) Units:	1 Total: 1
Foundation:	1 - Concrete
Frame:	1 - Wood
Prime Wall:	1 - Wood Shingle
Sec Wall:	%
Roof Struct:	1 - Gable
Roof Cover:	1 - Asphalt Shgl
Color:	RED
View / Desir:	

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1939	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD
Prim Int Wall	2 - Plaster
Sec Int Wall:	%
Partition:	T - Typical
Prim Floors:	4 - Carpet
Sec Floors:	%
Bsmnt Flr:	12 - Concrete
Subfloor:	
Bsmnt Gar:	
Electric:	3 - Typical
Insulation:	2 - Typical
Int vs Ext:	S
Heat Fuel:	1 - Oil
Heat Type:	1 - Forced H/Air
# Heat Sys:	1
% Heated:	100 % AC:
Solar HW:	NO Central Vac: NO
% Com Wall	% Sprinkled:

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	2	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	FR - Fair	40. %
Functional:		%
Economic:		%
Special:		%
Override:		%
Total:		40.3 %

CALC SUMMARY

Basic $ / SQ:	105.00
Size Adj.:	1.29102564
Const Adj.:	0.99000001
Adj $ / SQ:	134.202
Other Features:	82500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	366046
Depreciation:	147517
Depreciated Total:	218530

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc: Line 1	# Units: 1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs: 6	BRs: 3	Baths: 1	HB 1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	3	M
Totals			
1	6	3	

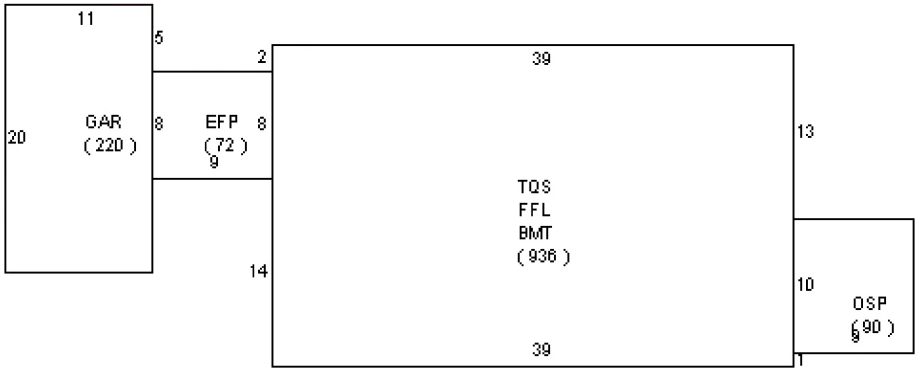
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:		Before Depr:	134.20
Special Features:	0	Val/Su Net:	73.92
Final Total:	218500	Val/Su SzAd	133.39

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	936	53.350	49,931
FFL	First Floor	936	134.200	125,613
TQS	3/4 Story	702	134.200	94,210
GAR	Garage	220	26.100	5,742
OSP	Screen Porch	90	37.930	3,414
EFP	Enclos Porch	72	64.390	4,636

Net Sketched Area:	2,956			Total:	283,546
Size Ad	1638	Gross Are	3190	FinArea	2106

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	50		

MOBILE HOME

Make:		Model:		Serial #:		Year:	Color:

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More: N	Total Yard Items:		Total Special Featues:		Total:

PARCEL ID

145.0-0003-0001.0

IMAGE

AssessPro Patriot Properties, Inc